

PLANNING BOARD RECOMMENDATION TO TOWN BOARD - ZONING

March 1, 2012

PLANNING BOARD RECOMMENDATION

1 . **CSF Construction Management, LLC. - T.C. # 5079**

GRANT

East side of Motor Parkway (C.R.67), west side of Caleb's Path, Hauppauge (801 Motor Parkway). Applicant requests a modification of deed covenants and restrictions associated with TC 3407 to permit an existing dental office and to reduce the landscaping requirement. Site plan modification may be requested as part of this application.

Representative: Sinnreich, Kosakoff & Messina, LLP

2 . **St. John's University - T.C. # 5076**

GRANT

South side of Montauk Highway (S.R. 27A), approximately 108 feet east of Canterbury Ct., Oakdale (500 Montauk Highway). Applicant requests designation of the subject property as a Planned Landmark Preservation District pursuant to Town Code Section 68-449. Applicant also seeks a Town Board Special Permit pursuant to Town Code Section 68-451.A(3) in order to modify the use, density, and dimensional requirements of the existing Residence AAA District in connection with an adaptive reuse of the Bourne Mansion and other structures along with the construction of new attached residential units. The applicant also seeks a Certificate of Appropriateness from the Planning Board pursuant to Town Code Section 68-451.A(2) for this proposal.

Representative: Eliot F. Bloom

3 . **Jenna Grace Properties, LLC - T.C. # 5077**

GRANT

Southeast corner of Pond Road & Eleventh Street, Ronkonkoma. Applicant requests a change of zone from Industrial 1 District to Industrial 2 District along with a modification of deed covenants and restrictions associated with TC 4688 for outdoor storage of buses. Overall and front yard landscaping relaxations are required as part of this application.

Representative: Gary J. Bruno, Architect, P.C.

4 . **75 Sunrise Highway, LLC. - T.C. # 5078**

GRANT

Northeast corner of Sunrise Highway and Higbie Lane, West Islip (75 Sunrise Highway). Applicant requests a change of zone from Residence A and Business 1 District to General Service D District along with a modification of deed covenants and restrictions associated with TC4651 in order to expand an existing veterinary hospital. A parking relaxation is also requested as part of this application.

Representative: Lisa Pace, Esq.

5 . **Maple Avenue Lofts - T.C. # 5080**

GRANT

Southeast corner of Maple Avenue and Gibson Street, Bay Shore (11 Maple Avenue). Applicant requests a change of zone from Residential Redevelopment District to Downtown Development District along with a modification of deed covenants and restrictions associated with TC 4771 in order to construct a mixed use building. Parking and landscaping relaxations are also requested as part of this application.

Representative: Ivette Matos